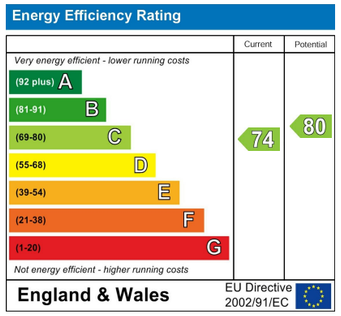

Court Farm Road, Longwell Green, Bristol, BS30

Approximate Area = 1080 sq ft / 100.3 sq m
Garage = 136 sq ft / 12.6 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 1300 sq ft / 120.7 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Davies & Way. REF: 1372443

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30a Court Farm Road, Longwell Green, Bristol, BS30 9AA

Offers In Excess Of £475,000

A well presented and cared for dormer bungalow, offering versatile accommodation located on a sought after road nearby local amenities.

- Semi detached
- Dormer bungalow
- Reception room
- Kitchen / dining room
- Three bedrooms
- Bathroom
- Shower room
- Driveway
- Garage
- Rear garden

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RICS

30a Court Farm Road, Longwell Green, Bristol, BS30 9AA

Situated on a highly sought after road in Longwell Green close to local amenities, this semi detached dormer bungalow offers versatile, beautifully presented accommodation throughout.

Upon entering, you are welcomed by an inviting entrance hallway that leads to a generously sized living room featuring a gas fireplace. The modern kitchen/diner boasts a central island, integrated appliances, and French doors opening onto the rear garden. The ground floor also includes a third bedroom (which could alternatively be used as a reception room) alongside a contemporary family bathroom. Upstairs, you will find two double bedrooms. The principal bedroom benefits from built in wardrobes and a walk in wardrobe, and both rooms are served by a stylish shower room.

Externally, the low maintenance courtyard garden is predominantly laid to patio and decking, offering ample space for outdoor seating and entertaining. A timber summerhouse equipped with lighting and power provides additional versatility. To the front, the property features a block-paved driveway with parking for multiple vehicles, a lawned area, and an attractive selection of mature plants and shrubs. Additional benefits include a single garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY
Double glazed obscured window, engineered wooden flooring and spotlight lighting. Staircase to first floor with storage cupboard below and doors leading to ground floor rooms.

RECEPTION ONE 4.6m x 3.5m (15'1" x 11'5")
Double glazed window to front aspect, gas feature fireplace with stone mantle, radiator and power points.

KITCHEN/DINER 6.3m x 5.8m (20'8" x 19'0")
to maximum points. Double glazed windows to both rear and side aspects, double glazed French doors and obscured single door to rear garden. Engineered wooden flooring and spotlight lighting. Matching high gloss wall and base units with Quartz work surfaces over and a matching central island with overhang of work surface to create breakfast bar. Integrated dishwasher, fridge/freezer and wine cooler. Space for gas range master cooker with splashback to area and an extractor hood over. One and a quarter basin with mixer tap over, radiators and power points.

BEDROOM THREE 3m x 2.7m (9'10" x 8'10")
Double glazed window to front aspect, engineered wooden flooring, radiator and power points.

BATHROOM 2m x 1.6m (6'6" x 5'2")
Double glazed obscured window to side aspect, fully tiled walls and flooring, spotlight lighting and an extractor fan. Panelled bath with shower off mains over, vanity unit with wash hand basin with mixer tap over and a low level WC with hidden cistern. Victorian style heated towel rail.

FIRST FLOOR

LANDING
Double glazed window to side aspect, power points and doors to first floor rooms.

BEDROOM ONE 4.5m x 3.5m (14'9" x 11'5")
Double glazed window to front aspect, fitted wardrobes and a walk in wardrobe with access to eaves storage. Access to loft via hatch, ceiling fan, radiator and power points.

BEDROOM TWO 3.5m x 2.3m (11'5" x 7'6")
Double glazed window to rear aspect, radiator and power points.

SHOWER ROOM 2.2m x 1.4m (7'2" x 4'7")
Double glazed obscured window to side aspect, fully tiled walls and flooring, spotlight lighting and an extractor fan. Walk in shower cubicle off mains, vanity unit with wash hand basin with mixer tap over and low level WC with hidden cistern, light up mirrored storage cupboard and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY
Mainly block paved driveway for ample vehicles accessed via a dropped kerb, laid to level lawn area with a vast array of plants and shrubbery.

REAR COURTYARD GARDEN
Mainly laid patio and decking with mainly fenced boundaries. Timber summerhouse and access to garage.

GARAGE 4.9m x 2.5m (16'0" x 8'2")
Electric roll up garage door, pedestrian door to rear garden, lighting and power points.

SUMMERHOUSE 3.3m x 2.4m (10'9" x 7'10")
Bi-folding doors to garden, lighting and power points.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed Ultrafast 1000mbps (Source - Ofcom).
Mobile phone signal: outside Three, O2 and Vodafone - all likely available (Source - Ofcom

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